



## CITY OF LODI

## COUNCIL COMMUNICATION

**AGENDA TITLE:** Plans, Specifications, and Advertisement of Bids for Peterson Park Maintenance Satellite and Restroom Building

**MEETING DATE:** August 18, 1999

**PREPARED BY:** Parks and Recreation Director

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**RECOMMENDED ACTION:** That the City Council approve the above project and authorize advertising of bids.


**BACKGROUND INFORMATION:** The development plans for Peterson Park included the construction of permanent restroom facilities. Staff has studied, reviewed and consulted with various restroom manufacturers over the last six months in order to come up with the best facility to meet our needs including durability, low maintenance and costs as well as for future growth. Staff has designed a restroom facility along with an adjoining maintenance facility that can be built as a modular unit and transported to the site or built the conventional way on site.

The restroom facility is designed with the maintenance area component that will allow Peterson Park to act as a satellite operation to serve Graves Park and the new Katzakian Park. Using the maintenance storage area to store scooters, tools, small equipment, and supplies helps cut down on driving and hauling equipment and supplies from our headquarters on Stockton Street, which is presently being done by maintenance staff. Staff would like to move forward with the bidding process requesting bids on two different sized buildings. The smaller unit is approximately 559 square feet and includes a maintenance area and two toilets/urinals in each restroom. The larger unit is approximately 624 square feet, includes three toilets/urinals in each restroom, and would accommodate future growth of the area and higher use of the park.

The Parks and Recreation Commission reviewed the project at their June 1, 1999 meeting. The Commission supported the idea of a restroom facility, however there was much discussion and concern on the cost of the facility. Their final action, on a 3-0 vote, was to recommend to Council the building of a restroom facility with size and cost considerations to be determined by Council.

Upon receipt of bids, staff will return to Council to address low-bidder costs and appropriate size to construct. A representative of modular restroom builders will be present to answer any questions as to costs, construction, or related matters.

**APPROVED:**

  
H. Dixon Flynn -- City Manager

08/11/99

Plans, Specifications, and Advertisement of Bids for Peterson Park Restroom  
August 18, 1999  
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**TIMELINE:**    Advertisement of bids: August 28, 1999  
                  Bid opening:        September 22, 1999  
                  Contract award:    October 6, 1999  
                  Construction:     November-December, 1999

                  Engineers Estimate: \$115,000 (small unit)  
  \$150,000 (large unit)

**FUNDING:**    Park Impact Mitigation Fee Fund  
                  Funding available: \_\_\_\_\_  
  Vicky McAthie, Finance Director

A handwritten signature in black ink, appearing to read "Ron Williamson".

Ron Williamson  
Parks and Recreation Director

Prepared by Dwight Dauber, Parks Superintendent

RW/DD/sb

Attachments

cc: Purchasing Officer  
      Lodi Parks and Recreation Commission



# CITY OF LODI

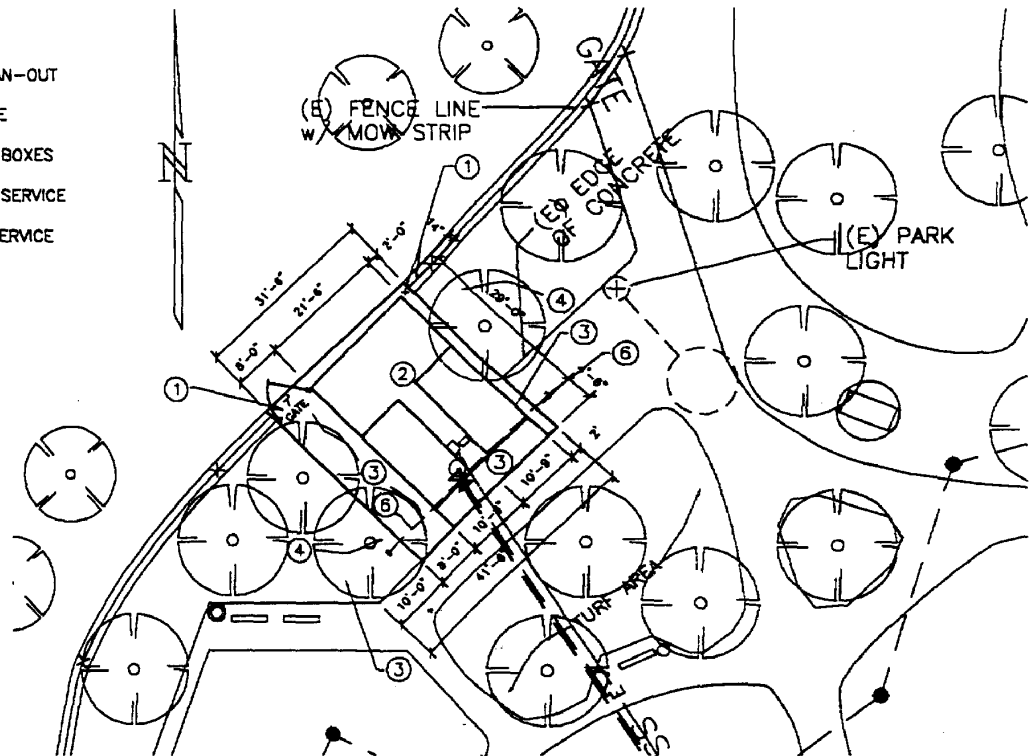
PARKS DEPARTMENT

## PETERSON PARK

### RESTROOM PROJECT

#### LEGEND:

- - EXISTING SEWER CLEAN-OUT
- ⊗ - EXISTING WATER VALVE
- - EXISTING ELECTRICAL BOXES
- E— - EXISTING ELECTRICAL SERVICE
- W— - EXISTING 1" WATER SERVICE
- SS— - EXISTING 4" SANITARY
- ⊙ - EXISTING TREES



## NEW RESTROOM LOCATION LAYOUT

SCALE: 1"=30'

RESTROOM BUILDING  
21'-6" x 29'-0"

"L" PRIVACY SCREENS  
4'-6" x 4'-6"

#### PROJECT CONSTRUCTION NOTES:

1. THE CITY OF LODI-PARKS DIVISION SHALL PROVIDE AND INSTALL NEW CHAIN LINK FENCE AND GATE AFTER THE CONTRACTOR HAS INSTALLED THE NEW RESTROOM BUILDING.
2. THE CONTRACTOR SHALL PROVIDE AND INSTALL (1) RESTROOM FACILITY PER PLANS AND SPECIFICATIONS.
3. THE CONTRACTOR SHALL PROVIDE AND INSTALL APPROXIMATELY 485 SQUARE FEET OF NEW CONCRETE FLAT WORK.
4. THE CITY OF LODI-PARKS DIVISION SHALL REINSTALL SPRINKLERS AND TURF AFTER CONSTRUCTION IS COMPLETED.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING TURF RUTS OUTSIDE OF THE WORK LIMITS AT NO COST TO THE CITY OF LODI.
6. THE CONTRACTOR SHALL PROVIDE AND INSTALL (2) 2" PVC CONDUITS LABELED AS "SPARE". ONE CONDUIT SHALL BE STUBBED-OUT TO THE NORTHEAST AND THE OTHER SHALL BE STUBBED-OUT TO THE SOUTHWEST. (CONDUITS SHALL BE TERMINATED INSIDE OF CHASE AREA - TO ELECTRICAL PANEL.)

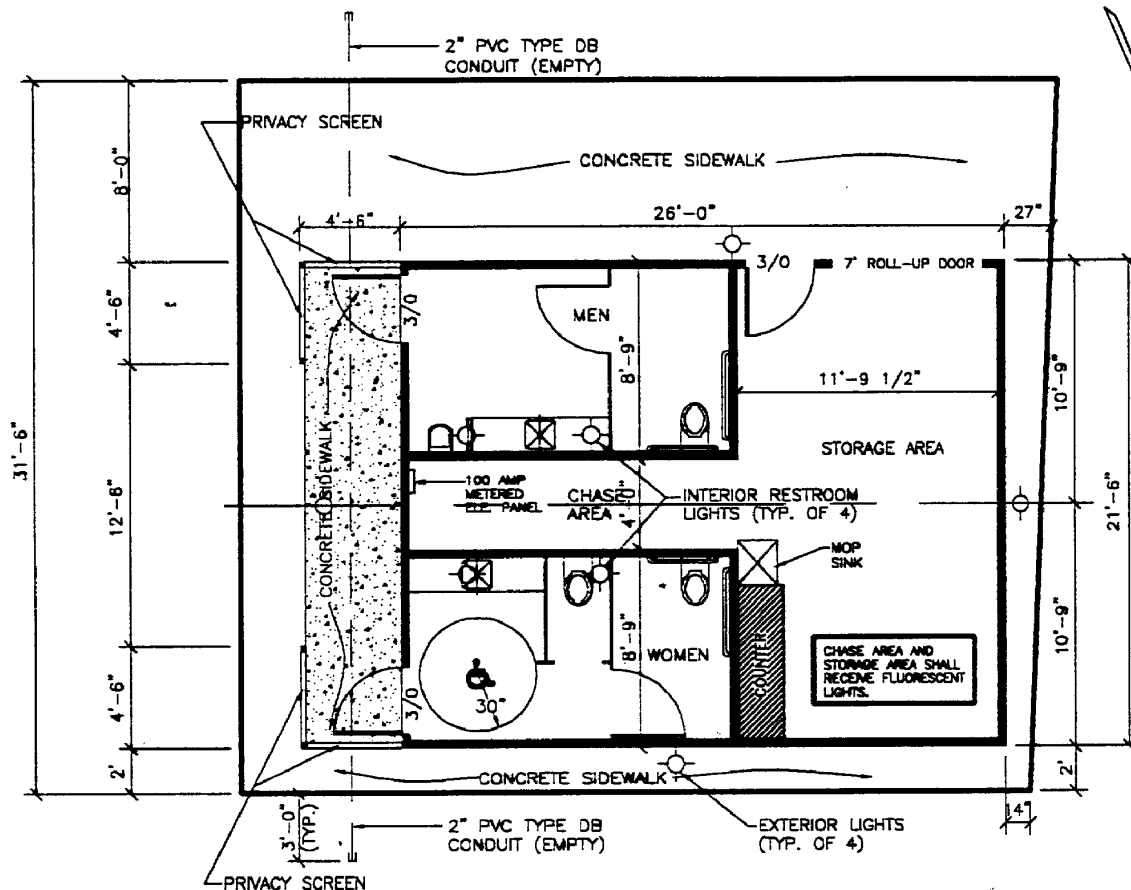


# CITY OF LODI

PARKS DEPARTMENT

## PETERSON PARK

RESTROOM PROJECT



### FLOOR PLAN

SCALE: 1/8"=1'-0"

#### RESTROOM DESIGN CRITERIA:

CODE REFERENCE: 1997 UNIFORM BUILDING CODE; 1997 UNIFORM PLUMBING CODE;  
1996 NATIONAL ELECTRIC CODE; 1997 UNIFORM MECHANICAL  
CODE AND 1996 CALIFORNIA TITLE 24 REQUIREMENTS

ROOF LIVE LOAD: MINIMUM - 40 PSF

BASIC WIND SPEED: 85 MPH

ELECTRICAL: 100 AMP, SINGLE PHASE, 3 WIRE, 120/240 VOLT

SEISMIC ZONE: 3

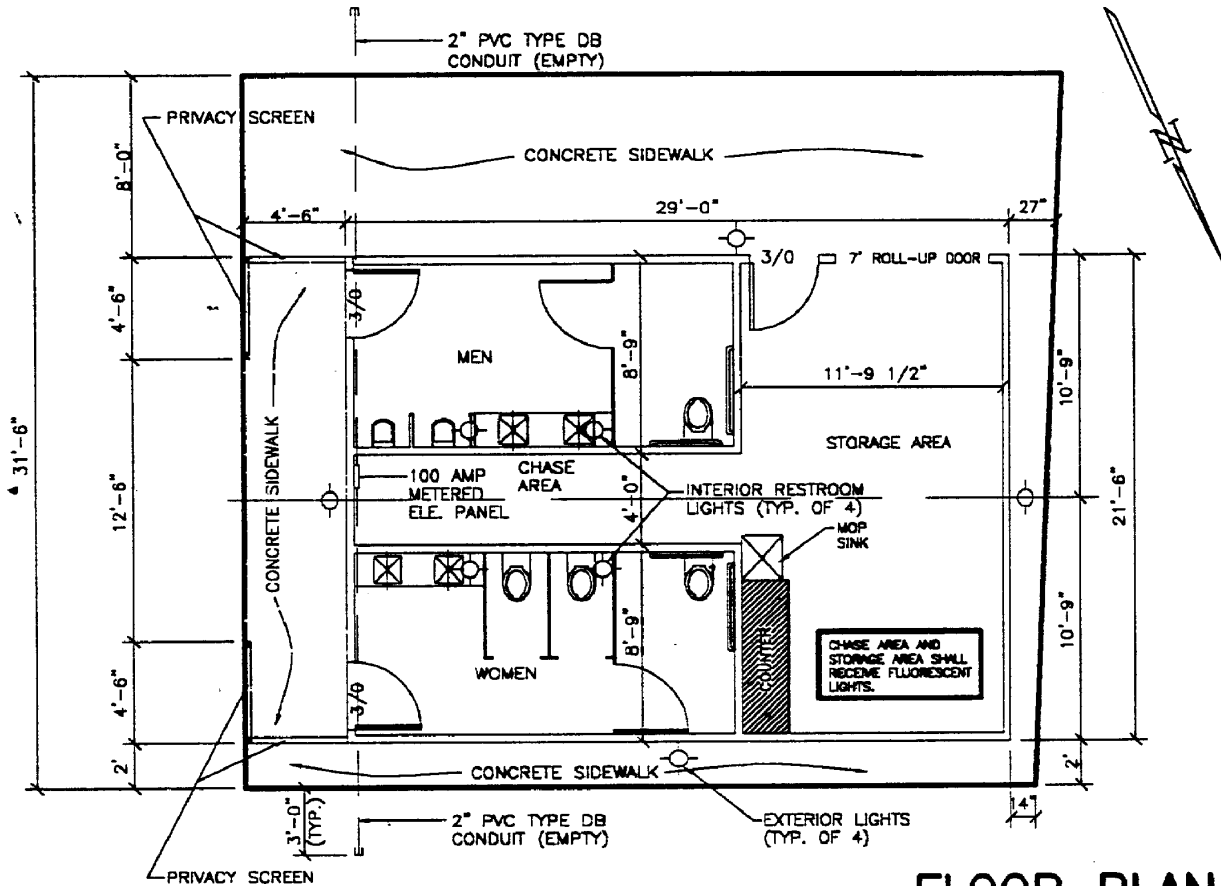


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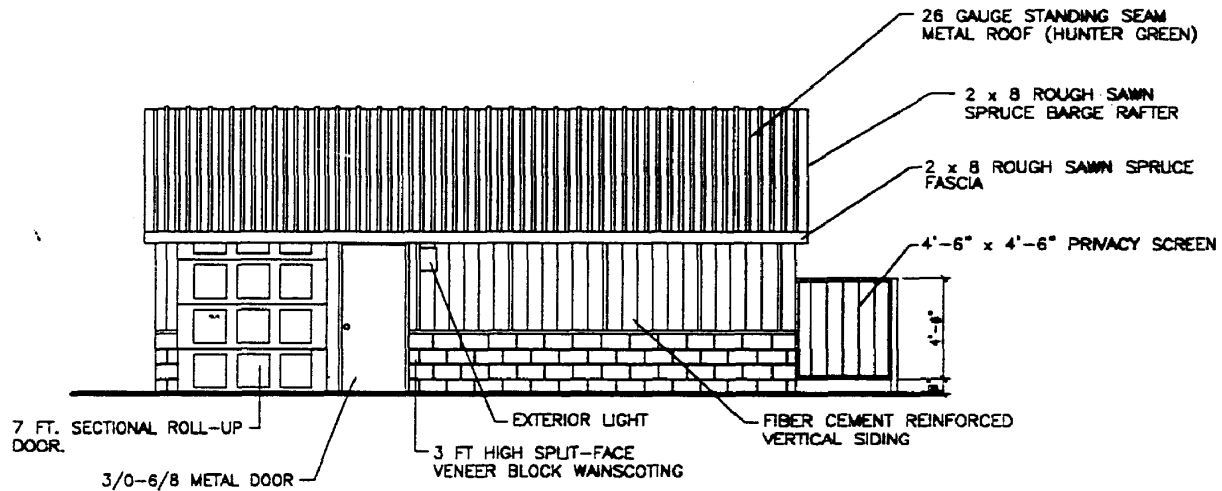


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PARKS DEPARTMENT

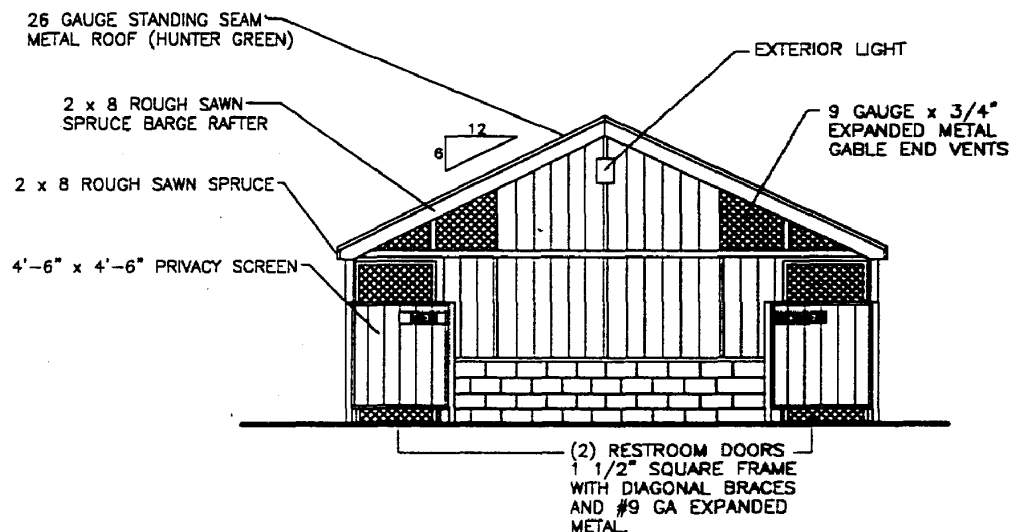
## PETERSON PARK

### RESTROOM PROJECT



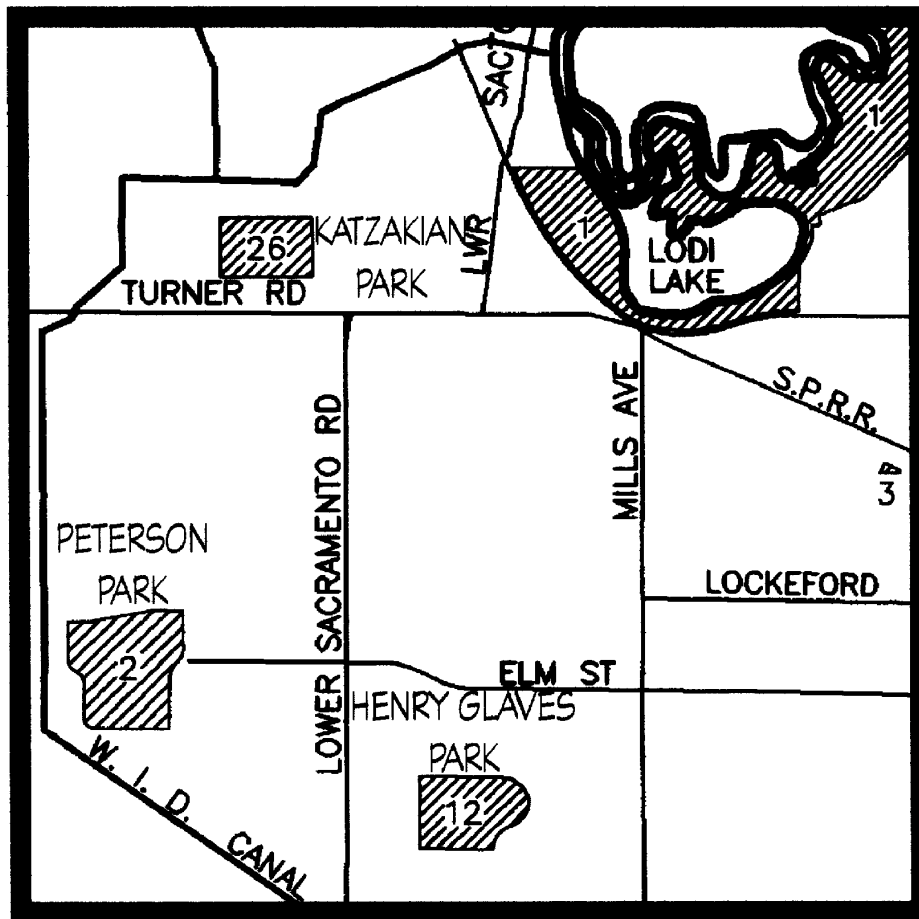
### SOUTHWEST ELEVATION - (LEFT SIDE)

SCALE: 1/8"=1'-0"



### SOUTHEAST ELEVATION - (FRONT)

SCALE: 1/8"=1'-0"



PETERSON PARK  
MAINTENANCE SATELLITE  
FACILITY / RESTROOM